155.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	632,000 / 632,000
					USE VALUE:	632,000 / 632,000
					ASSESSED:	632,000 / 632,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
273		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIRARD KENNETH ETAL/ TRUSTEES	
Owner 2:	COLLIE & GIRARD FAMILY REVOCAB	
Owner 3:		
Street 1:	273 RENFREW ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	GIRARD KENNETH/ETAL -
Owner 2:	COLLIE CAROLYN C -
Street 1:	273 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	212,000		420,000	632,000
Total Card	0.138	212,000		420,000	632,000
Total Parcel	0.138	212,000		420,000	632,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.24 | /Parcel: 470.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 103033

GIS Ref

GIS Ref

Insp Date 05/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0003-0001.0

!12144!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	212,000	0	6,000.	420,000	632,000	632,000	Year End Roll	12/18/2019
2019	101	FV	185,600	0	6,000.	420,000	605,600	605,600	Year End Roll	1/3/2019
2018	101	FV	185,600	0	6,000.	354,000	539,600	539,600	Year End Roll	12/20/2017
2017	101	FV	185,600	0	6,000.	324,000	509,600	509,600	Year End Roll	1/3/2017
2016	101	FV	185,600	0	6,000.	276,000	461,600	461,600	Year End	1/4/2016
2015	101	FV	174,200	0	6,000.	240,000	414,200	414,200	Year End Roll	12/11/2014
2014	101	FV	174,200	0	6,000.	222,000	396,200	396,200	Year End Roll	12/16/2013
2013	101	FV	174,200	0	6,000.	211,200	385,400	385,400		12/13/2012

PRINT

Date	Time
12/11/20	02:15:20

LAST REV

Date	Time
06/18/18	12:07:28

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12144

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIRARD KENNETH/	69743-488		8/8/2017	Convenience	1	No	No		
JACKSON GREGORY	24461-159		4/15/1994		235,000	No	No		Y

USER DEFINED

Prior Id # 1:	103033
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2006	338	Re-Roof	9,750					

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	Meas/Inspect	BS	Barbara S
10/18/2008	Meas/Inspect	201	PATRIOT
11/23/1999	Meas/Inspect	270	PATRIOT
7/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99732518
Adj $ / SQ:	141.371
Other Features:	73250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307192
Depreciation:	95230
Depreciated Total:	211962

COMMENTS

FIRE PLACE IN BMT NON FUNC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB 1			

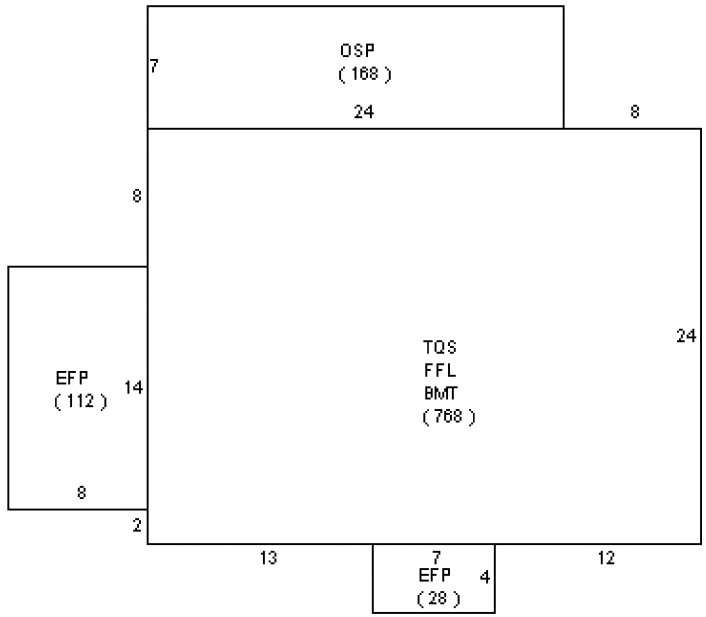
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.37
Special Features:	0	Val/Su Net:	87.60
Final Total:	212000	Val/Su SzAd	157.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.410	32,572
FFL	First Floor	768	141.370	108,573
TQS	3/4 Story	576	141.370	81,430
OSP	Screen Porch	168	28.880	4,851
EFP	Enclos Porch	140	46.550	6,517

Net Sketched Area:	2,420			Total:	233,943
Size Ad	1344	Gross Are	2612	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

155.0-0003-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---